

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 March 2026 14:45:46 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0366
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11/03/2026 2:45 PM.

Application Summary

Address: Land North West of Southwater

Proposal: Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure.

Case Officer: Matthew Porter

[Click for further information](#)

Customer Details

Address: 45 Station Road, Southwater, HORSHAM

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking
 - Loss of General Amenity
 - Overdevelopment

Comments: Our objection to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater is that Southwater has already committed to far more housing growth than its own community plan identifies as appropriate.
 In 2021, Southwater residents voted to set our housing contribution to Horsham District at approximately 420 to 460 homes. This figure was arrived at carefully, based on what the village's infrastructure could support.
 Since that vote, two large developments have been approved, grossly exceeding this figure.
 Broadacres (around 350 homes) remains under construction. The Horsham Golf Club site (around 800 homes) has planning permission. Together, that is already 1,150 homes - two and a half times the figure residents voted for.
 Berkeley Homes now wants to add another 1,000 on top - bringing the total to over 2,150 new homes. Nearly five times the Neighbourhood Plan figure. That would represent a 62.9% increase on top of what is already in the pipeline.
 There is no planning principle that requires a single village to absorb this level of growth. Housing need exists across Horsham District and should be distributed across many locations - not concentrated on a village that has already done more than its fair share.
 We ask that the Berkeley Homes 1,000-home proposal be refused on the grounds that Southwater has already substantially exceeded its proportionate and democratically agreed housing contribution. The "village" realistically cannot sustain this amount of development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**